

CASE NO: Z2004134

Staff and Zoning Commission Recommendation – City Council

Date: August 12, 2004

Zoning Commission Meeting Date: June 15, 2004

Council District: 1

Ferguson Map: 616 E7

Appeal: No

Applicant: Gallagher Headquarters Ranch
Development, Ltd.

Owner: Concord Oil Company

Zoning Request: From C-1 S H HS Commercial District with a Specific Use Authorization for a Hospital, Historic District with Historic Significance to IDZ H HS with uses permitted in RM-4 on the northwest 80 feet of Lots 12 through 18 and uses permitted in C-2 and a hotel with related bar, restaurant and health club services on Lots 1 through 8 and the southeast 86 feet of Lots 12 through 18 Historic District with Historic Significance

Property Location: Lots 1 through 9 and 12 through 18, Block 6, NCB 747
323 Johnson Street and 1118 and 1120 South Alamo Street
North of the intersection between South Alamo and East Johnson Street

Proposal: For the development of various residential and commercial uses

Neighborhood Association: Arsenal and King William Neighborhood Association

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Consistent. The zoning request conforms with the Downtown Neighborhood Plan. The Plan calls for single-family and duplex housing at a maximum density of 12 units per gross acre with low-rise mixed use along South Alamo and South St Mary's Streets with a maximum density of 40 units per gross acre.

Approval. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures, within existing developed areas. In the past, a nursing home and hospital have operated on the subject property however, the structures on the property have remained vacant for the last 10 years. During the late 1960's the subject property was included in the designation of the King William Historic District and in early 1980's the professional building located at the corner of East Sheridan and South Alamo was deemed Historic Significant. The applicant intends to renovate three of the six existing buildings on the subject site.

The area surrounding the subject property is a mixture of multi-family and single-family residences with office and various commercial uses. The proposed RM-4 development is to be located on the northwest 80 feet of Lots 12 through 18 fronting Madison Avenue across the street from the existing RM-4 zoning and single and multi-family uses. The proposed hotel, restaurant, bar, health club and other C-2 uses will be located on the eastern portion of the property located along South Alamo Street. This eastern portion is adjacent to a gas station, bed and breakfast and across the street from a restaurant/theater, an antique store and several professional offices. A single-family residence is located on the northwest of the same new city block (NCB 747) as the subject property.

Given the existing mixed-use development pattern in the area, the requested zoning and proposed infill development is appropriate for and suitable to the area.

Zoning Commission Recommendation:
Approval

<u>VOTE</u>	
FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Christie Chapman 207-8389

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM**

TO: Christie Chapman, Development Services Department

FROM: Ann Benson McGlone, Historic Preservation Officer

COPIES: Roderick Sanchez, Assistant Director; File

SUBJECT: Zoning Case Z2004134

DATE: May 27, 2004

The property located at 323 Johnson, 1118/1120 South Alamo, NCB 747, Block 1, Lots 1-9 and 12-19, is currently zoned "C-1 S H HS", Commercial District with a Specific Use Authorization, Historic District, Historic Significant. The applicant's request is to rezone the property to "IDZ with uses of C-2, MF-40, and RM-4, H HS" Infill Development Zone with the uses of C-2 and RM-4, Historic District, Historic Significant to permit the redevelopment of the property as a hotel and multi-family housing. The RM-4 uses will be located within an 80-foot section along Madison Street.

The Historic Preservation staff recommends approval of this request. This request is supported by the following guidelines for considering rezoning requests of Landmarks or in Historic Districts:

- *Preserve the architectural integrity of the Historic District (35-333 a-1A).* The property consists of two modern, non-contributing institutional buildings and one historic building. Any modification to these structures would be reviewed by the Historic and Design Review Commission (HDRC) for appropriateness.
- *Promote the general welfare of the community by fostering compatible land uses (35-333 a-1B).* Alamo Street is the center of commercial activity for the King William Historic District. This proposal will be compatible with the surrounding commercial uses.
- *Permit only uses which would be compatible within these districts (35-333 a-1C).* By restricting the IDZ uses to those associated with C-2, MF-40, and RM-4, the proposed zoning change will be compatible with the district.
- *Prevent uses which would deteriorate the Historic District and/or character (35-333 a-1D).* The provisions of the IDZ with C-2, MF-40, and RM-4 uses will provide for the re-use of this property while not permitting the heavy commercial uses found in C-3.
- *Provide a sense of community identity and continuity for site planning issues such as open space, parking rations, setbacks, lot size, building heights, signs, lighting, and traffic (35-333 a-1E).* The IDZ provides flexible standards for inner-city development while maintaining the unique character of the city center.
- *Conform as closely as possible to established zoning regulations while incorporating these goals (35-333 a-2A).* The combination of the IDZ and the commercial and residential uses will provide for the redevelopment of this site

without exposing the neighborhood to the potential of heavy commercial or industrial uses.

- *Protect adjacent property (35-333 a-2B).* The 80-foot section of RM-4 uses will act as a buffer between the residential uses on Madison Street and confine the more intensive commercial uses on Alamo Street.
- *Encourage preservation, restoration and revitalization of existing structures and neighborhood integrity (35-333 a-2C).* The proposed zoning change will provide for the adaptive reuse of the property while retaining the existing buildings.
- *Zoning which preserves existing historic districts, landmarks, architecture, structures, trees, outstanding natural topography, and geologic features (35-333 a-3A).* The proposed zoning change will provide for the adaptive reuse of the property while retaining the existing buildings.
- *An efficient use of inner city land resulting in the use of existing facilities, structures, utilities, streets, topography, and resources (35-333 a-3B).* The proposed zoning change will provide for the adaptive reuse of the property while retaining the existing buildings.
- *An environment of stable architecture in harmony with the historic and cultural character of the surrounding cityscape (35-333 a-3C).* Any modification to existing structures or new construction would be reviewed by the HDRC for appropriateness.

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ZONING CASE NO. Z2004134 – June 15, 2004

Applicant: Gallagher Headquarters Ranch Development, Ltd.

Zoning Request: "C-1" S H HS Commercial District with a Specific Use Authorization for a Hospital, Historic District with Historic Significance to IDZ H HS with uses permitted in "RM-4" on the northwest 80 feet of Lots 12 through 18 and uses permitted in "MF-40", "C-2" and a hotel with related bar, restaurant and healthclub services on Lots 1 through 8 and the southeast 86 feet of Lots 12 through 18 Historic District with Historic Significance

Steve Indo, 1114 S. St. Mary's St., representing the applicant, stated they are proposing to develop various residential and commercial uses such as a hotel with a bar and a health club. He stated the subject property has been vacant for approximately 10 years. He further stated the motherhouse would remain. He feels this development would enhance the appearance of the community.

OPPOSE

Mary Jane Alvarado, 120 Camargo, stated she is opposition of this request. She expressed concerns with the negative impact this request would have on the church that is within the premises.

Kate Ruckman, 402 Madison, stated she is in favor of this request. She stated they support the hotel however their only concern is the multi family zoning designation.

Nancy Shivers, representing the San Antonio Conservation Society, stated they are also in support of the proposed zoning change save and except the "MF-40" designation, which is not required for the applicant's proposal. She further stated this would create a residential buffer on Madison Street and would have minimal traffic impact.

Patrick Conroy, 328 Madison, stated he would like to express his opposition for the "MF-40" designation. He strongly supports the hotel and feels this would have a positive impact on the community.

REBUTTAL

Steve Indo, 1114 S. St. Mary's St., representing the applicant, stated they agree to exclude the "MF-40" designation. He stated Lots 12 through 18 would be "RM-4".

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Staff stated there were 40 notices mailed out to the surrounding property owners, 5 returned in opposition and 8 returned in favor and King William Neighborhood Association is in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Dixon to find consistency of the neighborhood plan.

AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Dutmer to recommend approval with no "MF-40" designation.

1. Property is located on Lots 1 through 9 and 12 through 18, Block 6, NCB 747 at 323 Johnson Street and 1118 and 1120 South Alamo Street.
2. There were 8 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing